



Gaithersburg

A CHARACTER COUNTS! CITY

DWELLING UNITS AND ESTIMATED POPULATION

July 1998

City of Gaithersburg, Planning and Code Administration
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PURPOSE AND METHODOLOGY

This document summarizes the number of dwelling units and estimated population in the City of Gaithersburg as of July 1998.

The number of dwelling units was gathered from a combination of sources: county tax records, approved site plans and record plats on file in the City Planning and Code Administration, county tax maps, aerials, and phone verification, as well as field inspections conducted by the staff. Information on building completion progress was obtained by calculating permits granted, and the address and number of rental dwelling units was confirmed by rental housing records.

Specific multipliers were used to estimate the number of people living in the City, based on the type of dwelling unit. A multiplier of 3.15 people was used for single-family residences; 2.89 people for townhouses; 2.17 people per apartment unit; and 1 person per elderly dwelling unit and Kentlands urban cottages. These factors were computed using the 1990 Census results for the City of Gaithersburg and differ from the multipliers used countywide.

The statistics in this report are arranged by City planning neighborhood. The City was initially divided into six areas, or neighborhoods, as part of an open space study conducted by the City Department of Parks and Recreation in 1976-1978. Since then, this division of neighborhoods has served as a basis for orderly review in every aspect of City government, including land use and zoning actions.

This population/housing report is used by a great variety of committees, organizations, and individuals for an ever-increasing number of purposes ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use.

All questions regarding the document should be directed to the Planning and Code Administration.

CHART DEFINITIONS AND ABBREVIATIONS

CENSUS BLOCK: smallest area for which decennial census data are tabulated; bounded on all sides by visible features (roads, streams, railroad tracks) or non-visible boundaries (city limits).

CENSUS TRACT: a small, relatively permanent division of metropolitan areas delineated for purpose of presenting census data; are relatively homogeneous with respect to population characteristics and contain between 2500 to 8000 inhabitants; have visible and stable boundaries.

CONDOMINIUM (C): townhouses or apartments in which the units are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. The purchaser has title to his interior space and undivided interest in the common space elements. Property is identified in a master deed and recorded on a plat with the local jurisdiction.

CURRENT DWELLING UNIT (CUR DU): a dwelling unit available for occupancy as of the date of this report.

CURRENT POPULATION (CURRENT POP): estimated population based on formula: 3.15 people per single family residence, 2.89 people per townhouse, 2.17 people per apartment and 1 person per unit for the elderly.

FUTURE DWELLING UNIT (FUT DU): a dwelling unit approved for construction or under construction as of the date of this report.

HOMEOWNERS' ASSOCIATION (H): a community association, other than condominium association, which is organized in a development in which individual owners share common interest in open space or facilities. Usually holds title to certain common property, manages and maintains common property and enforces certain covenants and restrictions. (Condominium Associations do not have title to the common property).

NEIGHBORHOOD: one of Gaithersburg's geographical areas first determined in the Open Space Master Plan by the Department of Parks and Recreation; the division serves as an efficient vehicle for updating the City Master Plan and other projects.

OTHER USES: houses and apartments used for purposes other than dwelling units, such as offices, beauty and barber shops, etc.

PROJECTED FUTURE POPULATION (PROJECTED FUT POP): total estimated population upon completion of all approved residential construction projects.

PROJECTED GROWTH: estimated population to be added when units approved for construction or under construction are completed and available for occupancy.

RENTAL (R): a dwelling unit that is available for rent.

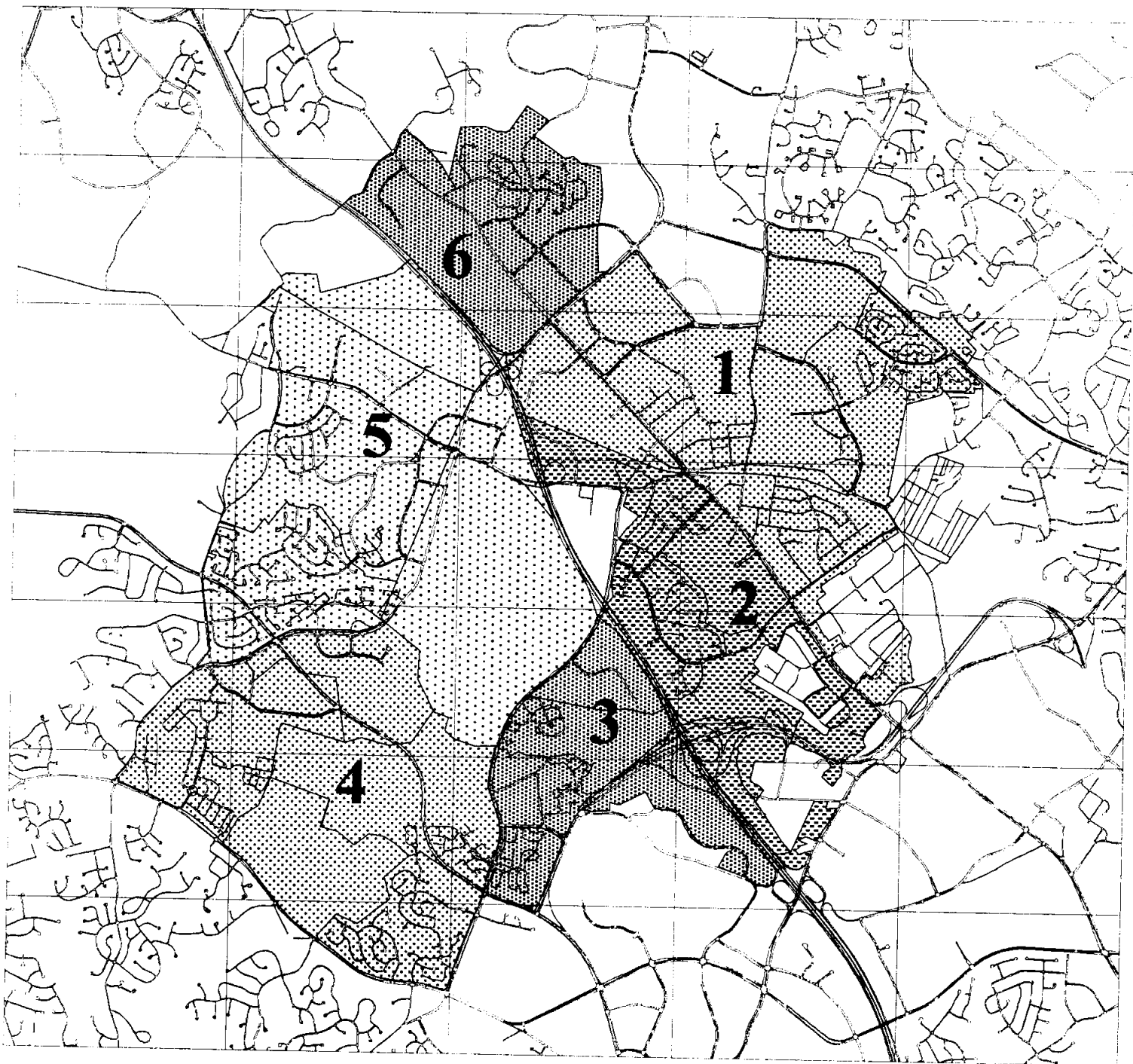
TAX MAP: maps created by the State Department of Assessment and Taxation-streams and roads controlled by planimetric maps compiled by M-NCPPC and U.S.G.S.; coordinates based on W.S.S.C. system; property lines compiled from deed descriptions and record plats.

TO BE COMPLETED (TO BE COMPL): dwelling units approved to be constructed, but not yet built.

UNITS COMPLETED (UNITS COMPL): completed dwelling units ready for occupancy.

UNIT TOTAL: combination of completed and to be completed dwelling units.

Gaithersburg's Planning Neighborhoods



CITY OF GAITHERSBURG

JULY 1998

1-JULY-98

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 1	DWELLING UNITS	CURRENT &	CENSUS
OLDE TOWNE		ESTIMATED POPULATION	

DWELLING TYPE: SINGLE FAMILY				UNIT				CURRENT			TRACT		BLOCK
POPULATION FACTOR: H TAX 3.15 C MAP				TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	POP.	PROJECTED GROWTH	PROJECTED FUT POP			
E. DEER PARK/LYNPARK/BEANE		FT 561		401	401	0	0	1,263	0	1,263	7007.04	101,102,103,104,105,106,107,10	
EAST DIAMOND		FT 562		21	15	6	0	47	0	47	7007.08	906 908	
EMORY HILLS (COX PROPERTY)		FT 563		6	0	0	6	0	19	19	7007.09	523A	
EMORY WOODS		FT 563		11	0	0	11	0	35	35	7007.09	901A	
REALTY PARK		FT 342		60	58	2	0	183	0	183	7007.07	108 928 107	
RUSSELL & BROOKES ADDITION		FT 562		65	51	14	0	161	0	161	7007.07	101,104,105,106,913,914,924	
SAYBROOKE II	H	FT 562		143	143	0	0	450	0	450	7007.08	901A	
SAYBROOKE IV	H	GT 122		19	19	0	0	60	0	60	7007.08	901A	
SAYBROOKE VILLAGE	H	GT 122		416	416	0	0	1,310	0	1,310	7007.08	901A	
SCATTERED 1/		FT 562		7	7	0	0	22	0	22	7007.05	113 & 7007.04 303	
WALKER'S ADDITION		FT 562		28	28	0	0	88	0	88	7007.07	107 106	
GATEWAY COMMONS	C	FS 563		52	52	0	0	164	0	164	7007.04	205	
WHETSTONE RUN	H	FT 562		86	86	0	0	271	0	271	7007.08	901 902 909	
SINGLE FAMILY SUBTOTAL						1,315	1,276	22	17	4,019	54	4,073	

1/ SCATTERED INCLUDES ST. MARTIN'S PARISH, 20 S. SUMMIT, AND 525, 529, 601, 607, & 611 S. FREDERICK AVE.

DWELLING TYPE: TOWNHOUSES												
POPULATION FACTOR: H		TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK	
2.89		C	MAP	TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP		
ASBURY VILLAS (DUPLEXES)*			FT 342	77	74	3	0	148	0	148	7007.07	928
AUDUBON SQUARE (FALLBROOK)		H	FT 562	234	234	0	0	676	0	676	7007.08	906
CAROLANN COURTS CONDO		C	FT 562	24	24	0	0	69	0	69	7007.08	906
EMORY WOODS			FT 563	27	0	0	27	0	78	78	7007.09	901A
GATEWAY COMMONS		H	FS 563	83	83	0	0	240	0	240	7007.04	205
LEE AVENUE DUPLEXES		H	FT 562	4	4	0	0	12	0	12	7007.07	000
NEWPORT ESTATES SECTION I		C	FT 562	54	54	0	0	156	0	156	7007.08	900
NEWPORT ESTATES SECTION II		C	FT 562	103	103	0	0	298	0	298	7007.08	901...
NEWPORT ESTATES SECTION III		C	FT 562	134	134	0	0	387	0	387	7007.08	910
TOWNHOUSE SUBTOTAL				740	710	3	27	1,986	78	2,064		

* POPULATION FACTOR: 2

(1) "other uses": 24&30 Maryland Ave. (guest houses) and 28 Maryland Ave. (model home)

NEIGHBORHOOD 1, CONTINUED OLDE TOWNE	DWELLING UNITS				CURRENT & ESTIMATED POPULATION			CENSUS
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DWELLING TYPE: APARTMENTS		POPULATION FACTOR: H TAX		UNIT UNITS OTHER TO BE				CURRENT PROJECTED PROJECTED			TRACT		BLOCK	
		2.17	C MAP	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP				
ASBURY*		FT 562		832	733	0	99	909	123	1,032	7007.07			924B
BROOK MANOR	R	FT 562		11	11	0	0	24	0	24	7007.07			101
CHESLINE	R	FT 341		22	22	0	0	48	0	48	7007.07			126
CRESTWOOD TERRACE	R	FT 562		108	108	0	0	234	0	234	7007.08			906
DALAMAR	R	FT 342		120	120	0	0	260	0	260	7007.07			117
DEER PARK APARTMENTS	R	FT 562		22	22	0	0	48	0	48	7007.08			906
DEER PARK GARDENS	R	FT 561		40	38	2	0	82	0	82	7007.04			303
DIAMOND COURTS	R	FT 562		26	26	0	0	56	0	56	7007.08			906
DIAMOND OAK CONDOS	C	FT 562		36	36	0	0	78	0	78	7007.07			105
FOREST OAK/NAGEL	R	FT 562		11	11	0	0	24	0	24	7007.07			101
FOREST OAK TOWERS	R	FT 342		175	175	0	0	380	0	380	7007.07			929
FREESTATE	R	FT 342		16	16	0	0	35	0	35	7007.07			117
GAITHER HOUSE	R	FT 561		95	95	0	0	206	0	206	7007.04			303
LANIGAN	R	FT 561		5	5	0	0	11	0	11	7007.04			303
KING	R	FT 562		9	9	0	0	20	0	20	7007.07			102
LAKESIDE	R	FT 561		45	45	0	0	98	0	98	7007.04			303
LAR-KEN	R	FT 562		44	44	0	0	95	0	95	7007.08			906
LYN-BROOK/NAGEL	R	FT 562		8	8	0	0	17	0	17	7007.07			101
MONTGOMERY HOUSE	R	FT 561		50	50	0	0	109	0	109	7007.04			303
OLDE TOWNE (MAGRUDER)**	R	FT 561		384	0	0	384	0	833	833	7007.07			901A
CAMDEN AT SAYBROOKE	C	GT 122		252	252	0	0	547	0	547	7007.08			901A
SCHNEIDER/HOUSER	R	FT 342		33	31	2	0	67	0	67	7007.07			929
SEIDL	R	FT 562		11	11	0	0	24	0	24	7007.07			101
SPRING RIDGE (LAKEFOREST PL.)	R	FT 561		204	204	0	0	443	0	443	7007.08			904 906
STREAMSIDE EAST	R	FT 562		237	237	0	0	514	0	514	7007.08			906
STREAMSIDE WEST	R	FT 562		182	179	3	0	388	0	388	7007.08			905 906
SUMMIT CREST	R	FT 562		232	231	1	0	501	0	501	7007.08			907 906
TY GWYN (CROWN)	R	FT 562		25	25	0	0	54	0	54	7007.08			906
VILLA RIDGE (VICTORY FARM)	C	FT 562		417	417	0	0	905	0	905	7007.08			906
WAYNE GARDENS	R	FT 561		23	23	0	0	50	0	50	7007.04			303
WELLS/KEATING (MILLS/NASH)	R	FT 561		18	8	10	0	17	0	17	7007.07			105
WHETSTONE	R	FT 342		102	102	0	0	221	0	221	7007.07			928
WOODLAWN PARK	R	FT 342		44	44	0	0	95	0	95	7007.07			928
YOUNG (KING II)	R	FT 562		6	6	0	0	13	0	13	7007.07			102
APARTMENT SUBTOTAL				3,845	3,344	18	483	6,575	956	7,531				

* POPULATION FACTOR: 1.24

** WILL BE CONSTRUCTED ON THE SITE THAT CONTAINED OLDE TOWNE APTS.

DWELLING TYPE: SPECIAL PLACES				UNIT UNITS OTHER TO BE				CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H		TAX	MAP	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP		
ASBURY NURSING HOME*		FT562		1	1	0	0	285	0	285	7007.07	924
WELLS-ROBERTSON HOUSE**		FT561		1	1	0	0	14	0	14	7007.04	
SPECIAL PLACES SUBTOTAL				2	2	0	0	299	0	299		

* POPULATION FACTOR: 285

** POPULATION FACTOR: 14

NEIGHBORHOOD 1 TOTAL					5,902	5,332	43	527	12,879	1,088	13,967		
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CITY OF GAITHERSBURG

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DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 2 BRIGHTON	DWELLING UNITS	CURRENT AND ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY		UNIT				CURRENT PROJECTED PROJECTED			TRACT	BLOCK
POPULATION FACTOR: H TAX 3.15 C MAP		TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	POP.	GROWTH	FUT POP.		
BRIGHTON WOODS	FS 563	139	139	0	0	438	0	438	7007.05	201 302 303 304
BROWN'S ADDITION	FT 341	176	176	0	0	554	0	554	7007.05	103,104,105,106,201,304,305,307
DESELLUM OAKS	FT 341	11	3	0	8	9	25	35	7007.05	201 302
KRA-BAR GARDENS	FS 563	28	28	0	0	88	0	88	7007.05	201 302
LONDONDERRY/WATER'S WAY	FT 341	18	18	0	0	57	0	57	7007.07	118 304 305 306 307
MEEM'S ADDITION	FT 341	49	49	0	0	154	0	154	7007.07	103 110 111 116
OBSERVATORY HEIGHTS	FT 341	60	60	0	0	189	0	189	7007.05	103 107 119 201
ROSEMONT	FS 563	51	51	0	0	161	0	161	7007.05	401A,402,406,407,408,410
SUNNYSIDE COURTS	FT 341	18	18	0	0	57	0	57	7007.05	304
SUMMIT HALL ESTATES	FT 341	32	32	0	0	101	0	101	7007.05	302 304
SUMMIT HALL-SUMMIT PARK	FT 561	16	16	0	0	50	0	50	7007.05	304 119 201
THOMAS ADDITION	FT 341	2	2	0	0	6	0	6	7007.05	201 304
SINGLE FAMILY SUBTOTAL		600	592	0	8	1,865	25	1,890		

DWELLING TYPE: TOWNHOUSES		UNIT				CURRENT PROJECTED PROJECTED			TRACT	BLOCK
POPULATION FACTOR: H TAX 2.89 C MAP		TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	POP.	GROWTH	FUT POP.		
BRIGHTON EAST I CONDOS	C FS 343	45	45	0	0	130	0	130	7007.05	312
BRIGHTON EAST II CONDOS	C FS 343	69	69	0	0	199	0	199	7007.05	307 308
BRIGHTON EAST III CONDOS	C FS 343	41	41	0	0	118	0	118	7007.05	307
CEDAR VILLAGE CONDOS	C FS 563	45	45	0	0	130	0	130	7007.05	313
CASEY TOWNHOUSES (RENTALS)	R FS 563	12	12	0	0	35	0	35	7007.05	301
DEER PARK PLACE	H FS 343	145	145	0	0	419	0	419	7007.05	312
FOXWOOD	H FT 341	112	112	0	0	324	0	324	7007.05	
SPRINGHOLLOW	H FT 341	11	11	0	0	32	0	32	7007.05	
TOWNHOUSE SUBTOTAL		480	480	0	0	1,387	0	1,387		

DWELLING TYPE: APARTMENTS		UNIT				CURRENT PROJECTED PROJECTED			TRACT	BLOCK
POPULATION FACTOR: H TAX 2.17 C MAP		TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	POP.	GROWTH	FUT POP.		
DIAMOND HOUSE	R FT 341	17	17	0	0	37	0	37	7007.05	103
EXECUTIVE GARDENS	R FT 561	85	84	1	0	182	0	182	7007.05	103
FIRESIDE CONDOS	C FS 343	258	258	0	0	560	0	560	7007.05	309 310 311 314 315
LILAC GARDENS CONDOS	C FT 341	31	31	0	0	67	0	67	7007.05	103
ROSEDALE	R FS 563	192	191	1	0	414	0	414	7007.05	407 410
SEIDL 49 W. DIA.	R FT 341	35	35	0	0	76	0	76	7007.05	103
STRATFORD PLACE	R FT 561	350	349	1	0	757	0	757	7007.05	201
SUMMIT HALL	R FT 341	22	22	0	0	48	0	48	7007.05	103
WEST DEER PARK	R FS 563	198	198	0	0	430	0	430	7007.05	202
APARTMENT SUBTOTAL		1,188	1,185	3	0	2,571	0	2,571		

NEIGHBORHOOD 2 TOTAL		2,268	2,257	3	8	5,823	25	5,849		
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CITY OF GAITHERSBURG JULY 1998 1-JULY-98 DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 3 MUDDY BRANCH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY													
POPULATION FACTOR: H		TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT		BLOCK	
3.15 C		MAP	TOTAL	COMPL	USES	COMPL.	POP.	GROWTH	FUT POP				
MISSION HILLS	H	FS 341	52	52	0	0	164	0	164	7008.01	913		
WASH. VILLAGE (CRESTFIELD)		FS 342	90	90	0	0	284	0	284	7008.01	906A		
SINGLE FAMILY SUBTOTAL			142	142	0	0	447	0	447				

DWELLING TYPE: TOWNHOUSES													
POPULATION FACTOR: H TAX 2.89 C MAP			UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK		
BRIGHTON WEST I CONDOS	C	FS 343	49	49	0	0	142	0	142	7008.01	901A		
BRIGHTON WEST II CONDOS	C	FS 343	46	46	0	0	133	0	133	7008.01	901A		
BRIGHTON WEST III CONDOS	C	FS 343	49	49	0	0	142	0	142	7008.01	901A		
BRIGHTON WEST IV CONDOS	C	FS 343	52	52	0	0	150	0	150	7008.01	901A		
BRIGHTON WEST V CONDOS	C	FS 343	59	59	0	0	171	0	171	7008.01	901A		
GATEWAY PK @ WASH CTR	H	FS 342	83	1	0	82	3	237	240	7008.01	901A		
GREENS OF WARTHER	C	FS 342	159	159	0	0	460	0	460	7008.01	909A		
PARK SUMMIT	H	FS 343	323	323	0	0	933	0	933	7008.01	901A		
SHADY GROVE VILLAGE I PAR	H	FS 342	177	177	0	0	512	0	512	7008.01	904 907 908		
SHADY GROVE VILLAGE II PAR 2	C	FS 342	122	122	0	0	353	0	353	7008.01	904 906		
SHADY GROVE VILLAGE II PAR 3	C	FS 342	108	108	0	0	312	0	312	7008.01	904		
SHADY GROVE VILLAGE III SEC.	H	FS 342	80	80	0	0	231	0	231	7008.01	906		
TOWNS OF WARTHER	H	FS 342	335	335	0	0	968	0	968	7008.01	909A		
WASHINGTONIAN TOWNS	H	FS 342	212	212	0	0	613	0	613	7008.01	909A 912		
TOWNHOUSE SUBTOTAL			1,854	1,772	0	82	5,123	237	5,360				

DWELLING TYPE: APARTMENTS			UNIT				CURRENT PROJECTED PROJECTED			TRACT		BLOCK	
POPULATION FACTOR: H TAX			TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	POP	GROWTH	FUT POP				
2.17 C MAP													
BRIGHTON VILLAGE	R	FS 343	600	596	4	0	1,293	0	1293	7008.01		902	903
GOVERNOR'S SQUARE	R	FS 343	238	238	0	0	516	0	516	7008.01			901A
PARK SUMMIT CONDOMINIUMS	C	FS 343	72	72	0	0	156	0	156	7008.01			901A
SUBURBAN PARK	R	FS 342	168	168	0	0	365	0	365	7008.01			906A
APARTMENT SUBTOTAL			1,078	1,074	4	0	2,331	0	2331				

NEIGHBORHOOD 3 TOTAL			3,074	2,988	4	82	7,901	237	8,138			
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CITY OF GAITHERSBURG

JULY 1998

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DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 4 KENTLANDS	DWELLING UNITS				CURRENT & ESTIMATED POPULATION			CENSUS
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DWELLING TYPE: SINGLE FAMILY			POPULATION FACTOR: H TAX				UNIT UNITS OTHER TO BE				CURRENT PROJECTED PROJECTED			TRACT		BLOCK
3.15 C MAP			TOTAL	COMPL	USES	COMPL	POP.	GROWTH	FUT POP.							
KENTLANDS:																
GATEHOUSE	H	ES 562	146	144	0	2	454	6	460	7008.06	105					
HORSESHOE LOTS	H	ES 563	2	2	0	0	6	0	6	7008.06	105					
HILL DISTRICT II	H	ES 563	49	48	0	1	151	3	154	7008.06	105					
HILL DISTRICT III	H	ES 562	70	69	0	1	217	3	221	7008.06	105					
HILL DISTRICT IV	H	ES 562	74	71	0	3	224	9	233	7008.06	105					
LOWER LAKE DISTRICT	H	ES 563	16	16	0	0	50	0	50	7008.06	105					
MIDDLE AND UPPER LAKE (SDP-4)	H	ES 563	64	49	0	15	154	47	202	7008.06	105					
MIDTOWN PHASE I	H	ES 563	16	2	0	14	6	44	50	7008.06	105					
OLD FARM PHASE I	H	ES 563	17	17	0	0	54	0	54	7008.06	105					
OLD FARM PHASE II	H	ES 562	5	5	0	0	16	0	16	7008.06	105					
OLD FARM PHASE III	H	ES 562	14	14	0	0	44	0	44	7008.06	105					
TSCHIFFELY SQUARE	H	ES 562	28	27	0	1	85	3	88	7008.06	105					
KENTLANDS SUBTOTAL				501	464	0	37	1,462	116	1,579						
LAKELANDS																
PHASE I	H	FS122	187	0	0	187	0	589	589	7008.06	105					
QUINCE ORCHARD PARK:																
PHASE I		FS 123	116	27	0	89	85	280	365	7008.06	105B					
PHASE II		FS 123	174	0	0	174	0	548	548	7008.06	105B					
WASHINGTONIAN WOODS		FT 121	375	375	0	0	1,181	0	1,181	7008.06	105					
WESTLEIGH		FS 121	192	192	0	0	605	0	605	7008.06	105A 106 107 108					
WOODS AT MUDDY BRANCH		FT 121	71	53	0	18	167	57	224	7008.06	105					
SINGLE FAMILY SUBTOTAL				1,616	1,111	0	505	3,500	1,590	5,091						

DWELLING TYPE: TOWNHOUSES			POPULATION FACTOR: H TAX				UNIT UNITS OTHER TO BE				CURRENT PROJECTED PROJECTED			TRACT		BLOCK	
2.89 C MAP			TOTAL	COMPL	USES	COMPL	POP	GROWTH	FUT POP								
KENTLANDS:																	
GATEHOUSE	H	ES 562	46	46	0	0	133	0	133	7008.06						105	
HILL DISTRICT I	H	ES 563	10	10	0	0	29	0	29	7008.06						105	
HILL DISTRICT II	H	ES 563	43	43	0	0	124	0	124	7008.06						105	
HILL DISTRICT I (SDP) KENDRICK	C	ES 563	6	6	0	0	17	0	17	7008.06						105	
HILL DISTRICT IV	H	ES 563	23	23	0	0	66	0	66	7008.06						105	
HORSESHOE LOTS	H	ES 563	32	32	0	0	92	0	92	7008.06						105	
MIDTOWN PHASE I	H	ES 563	21	0	0	21	0	61	61	7008.06						105	
MIDTOWN PHASE II	H	ES 563	67	0	0	67	0	194	194	7008.06						105	
OLD FARM PHASE II	H	ES 562	7	7	0	0	20	0	20	7008.06						105	
OLD FARM PHASE III	H	ES 562	23	23	0	0	66	0	66	7008.06						105	
MIDDLE & UPPER LAKE (SDP-4)	H	ES 562	21	21	0	0	61	0	61	7008.06						105	
ROCKY GORGE (KENTLANDS RIDGE)	H	ES 563	51	51	0	0	147	0	147	7008.06						105	
SECTION 4	C	FS 123	70	0	0	70	0	202	202	7008.06						105	
TSCHIFFELY SQUARE	H	FS 123	31	28	0	3	81	9	90	7008.06						105	
KENTLANDS SUBTOTAL				451	290	0	161	836	465	1,303							
AMBERFIELD	H	FS 342	394	394	0	0	1,139	0	1,139	7008.06						105	
LAKELANDS																	
PHASE I	H	FS122	86	0	0	86	0	248	248	7008.06						105	
PHASE II	H	FS122	35	0	0	35	0	101	101	7008.06						105	
THE ORCHARDS	H	ES 562	166	166	0	0	480	0	480	7008.06							
QUINCE ORCHARD PARK:																	
PHASE I		FS 123	86	56	0	30	162	87	249	7008.06						105B	
PHASE II		FS 123	78	0	0	78	0	225	225	7008.06						105B	
TOWNHOUSE SUBTOTAL				1,296	906	0	390	2,617	1,127	3,745							

NEIGHBORHOOD 4, CONTINUED KENTLANDS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: APARTMENTS			POPULATION FACTOR: H TAX 2.17 C MAP		UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
KENTLANDS:													
COPPERFIELD CROSSING I-CONDOS	C	ES 562	56	56	0	0		122	0	122	7008.06		105
HILL DISTRICT I (KENDRICK PL) CO	C	ES 563	84	84	0	0		182	0	182	7008.06		105
COPPERFIELD CROSSING II-CONDOS	C	ES 563	28	28	0	0		61	0	61	7008.06		105
KENTLANDS RIDGE CONDOS	C	ES 563	60	60	0	0		130	0	130	7008.06		105
MIDTOWN, PHASE I APTS	R	ES 563	221	0	0	221		0	480	480	7008.06		105
SECTION 4 CONDOS	C	FS 123	120	0	0	120		0	260	260	7008.06		105
BEACON SQUARE APTS	R	FS 123	240	240	0	0		521	0	521	7008.06		105
KENTLANDS SUBTOTAL			809	468	0	341		1,016	740	1,756			105
LAKELANDS:													
PHASE I (SECTION 1)		FS 122	462	0	0	462		0	1,003	1,003	7008.06		105B
QUINCE ORCHARD PARK:													
PHASE I		FS 123	0	0	0	0		0	0	0	7008.06		105B
PHASE II-CONDOS	C	FS 123	126	0	0	126		0	273	273	7008.06		105B
TIMBERBROOK-CONDOS	C	FS 342	168	168	0	0		365	0	365	7008.06		105
WASHINGTONIAN WOODS APTS/CONDO	C	FS 122	200	200	0	0		434	0	434	7008.06		105
APARTMENT SUBTOTAL			1,765	836	0	929		1,814	2,016	3,831			105

DWELLING TYPE: OTHER		POPULATION FACTOR: H TAX 1.00 C MAP		UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
KENTLANDS: URBAN COTTAGES												
GATEHOUSE, OLD FARM	H	ES 563	45	26	0	19	26	19	45	7008.06		105
HILL DISTRICT	H	ES 563	44	0	0	44	0	44	44	7008.06		105
MIDDLE AND UPPER LAKE	H	ES 563	31	1	0	30	1	30	31	7008.06		105
MIDTOWN, PHASE II	H	ES 563	17	0	0	17	0	17	17	7008.06		105
LAKELANDS: URBAN COTTAGES												
PHASE I SECTION I	H	FS 122	13	0	0	13	0	13	13	7008.06		105
PHASE I SECTION II	H	FS 122	83	0	0	83	0	83	83	7008.06		105
KENTLANDS: LIVE/WORK UNITS												
MIDTOWN, PHASE II	H	ES 563	30	0	0	30	0	30	30	7008.06		105
LAKELANDS: LIVE/WORK UNITS												
PHASE I SECTION I	H	FS 122	16	16	0	0	16	0	16	7008.06		105
OTHER DWELLING SUBTOTAL												
			279	43	0	236	43	236	279			

NEIGHBORHOOD 4 TOTAL			4,956	2,896	0	2,060	7,974	4,970	12,945
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* KENTLANDS UNIT TYPE TOTALS SUBJECT TO FUTURE SCHEMATIC DEVELOPMENT PLAN APPROVALS
AND/OR FINAL SITE PLAN APPROVALS

NOTE: URBAN COTTAGE IS AN ACCESSORY APARTMENT ABOVE A GARAGE.
LIVE/WORK UNITS ARE APARTMENTS ABOVE COMMERCIAL USES.

CITY OF GAITHERSBURG

JANUARY 1997

1-JANUARY-97

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 5 DIAMOND FARMS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR: H TAX 3.15 C MAP			UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
BRIDLEWOOD (FERNSHIRE)	H	ES 563	80	80	0	0	252	0	252	7008.05	501
DIAMOND COURTS		FT 121	200	200	0	0	630	0	630	7008.05	407 410 411 412 501
DIAMOND HOUSE		FT 122	1	1	0	0	3	0	3	7008.05	301
FERNSHIRE WOODS	H	ET 561	14	14	0	0	44	0	44	7008.05	501
HIDDEN ORCHARDS	H	ET 121	23	23	0	0	72	0	72	7008.05	501
HUNTER'S TRACE		FT 121	33	33	0	0	104	0	104	7008.05	411
JOAN'S HILL		FT 122	8	8	0	0	25	0	25	7007.06	905A
LEAFY OVERLOOK		FT 122	3	3	0	0	9	0	9	7008.05	402
LONGDRAFT ESTATES	H	ES 563	40	40	0	0	126	0	126	7008.05	501
LONGDRAFT OAKS		FT 123	12	1	0	11	3	35	38	7007.06	905B
ORCHARD HILLS	H	FT 122	91	79	0	12	249	38	287	7008.05	501
PHEASANT RUN	H	FT 122	152	152	0	0	479	0	479	7008.05	301,304,305,306,307,308,403,404,405
REDA SQUARE	H	ET 561	68	68	0	0	214	0	214	7008.05	501
WEST RIDING		ET 561	105	105	0	0	331	0	331	7008.05	407 501
SINGLE FAMILY SUBTOTAL			830	807	0	23	2,542	72	2,614		

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR: H TAX 2.89 C MAP			UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
BENNINGTON (ECHO DALE)	H	FT 122	296	296	0	0	855	0	855	7007.06	904 907 910
DIAMOND FARMS	H	FT 121	270	270	0	0	780	0	780	7008.05	101 102 501 503
DORSEY ESTATES	H	FT 122	49	49	0	0	142	0	142	7007.06	907
FERNSHIRE FARMS/COVENTRY	H	FS 123	342	342	0	0	988	0	988	7008.05	501
ORCHARD PLACE	H	FT 121	156	156	0	0	451	0	451	7008.05	101 10
ORCHARD GLEN		FT 122	33	18	0	15	52	43	95	7008.05	30
PHEASANT RUN (DUPLEXES)	H	FT 122	64	64	0	0	185	0	185	7008.05	301 304 305 402
SENECA MEWS		FT 121	30	27	0	3	78	9	87	7008.05	304
TOWNHOUSE SUBTOTAL			1,240	1,222	0	18	3,532	52	3,584		

DWELLING TYPE: APARTMENTS POPULATION FACTOR: H TAX 2.17 C MAP			UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
DIAMOND SQUARE	R	FT 342	120	120	0	0	260	0	260	7007.06	914
ORCHARD POND	R	FT 122	747	743	4	0	1,612	13	1,625	7007.06	908 918 919
POTOMAC OAKS CONDOS	C	FT 121	540	539	1	0	1,170	3	1,173	7008.05	101 102
QUINCE ORCHARD CLUSTERS	R	FT 122	684	684	0	0	1,484	0	1,484	7008.05	204 301
APARTMENT SUBTOTAL			2,091	2,086	5	0	4,527	16	4,542		

NEIGHBORHOOD 5 TOTAL			4,161	4,115	5	41	10,600	140	10,740		
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CITY OF GAITHERSBURG JULY 1998 1-JULY-98 DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 6 GAITHERSBURG NORTH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR: H TAX 3.15 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
SCATTERED @ WATKINS MILL RD.	FU 341	3	3	0	0	9	0	9	7007.07	903A
SINGLE FAMILY SUBTOTAL		3	3	0	0	9	0	9		

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR: H TAX 2.89 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
CARRIAGE HILL	H FT 343	39	39	0	0	113	0	113	7007.07	903A
MONTGOMERY MEADOWS SEC. I	H FT 343	158	158	0	0	457	0	457	7007.07	911 912
MONTGOMERY MEADOWS SEC. II	H FU 341	207	207	0	0	598	0	598	7007.07	905
MONTGOMERY MEADOWS SEC. III (LAKEFOREST GLEN)	H FU 341	93	93	0	0	269	0	269	7007.07	905
WOODLAND HILLS	H FT 343	258	258	0	0	746	0	746	7007.07	903A 904
TOWNHOUSE SUBTOTAL		755	755	0	0	2,182	0	2,182		

DWELLING TYPE: APARTMENTS POPULATION FACTOR: H TAX 2.17 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
HUNT CLUB	R FT 343	336	333	3	0	723	0	723	7007.07	919A
MONTGOMERY KNOLLS	R FT 343	210	210	0	0	456	0	456	7007.07	911
VILLAGE OVERLOOK (HYDE PARK)	C FT 343	270	270	0	0	586	0	586	7007.07	903
WINDBROOKE CONDOS	C FU 341	130	130	0	0	282	0	282	7007.07	903
APARTMENT SUBTOTAL		946	943	3	0	2,046	0	2,046		

NEIGHBORHOOD 6 TOTAL		1,704	1,701	3	0	4,238	0	4,238		
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CITY OF GAITHERSBURG

JULY 1, 1998

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD AREA	TOTAL UNITS APPROVED	TOTAL UNITS COMPLETED	*OTHER USES NON/RES	UNITS TO BE COMPLETED	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION
NEIGHBORHOOD 1	5,902	5,332	43	527	12,879	1,088	13,967
NEIGHBORHOOD 2	2,268	2,257	3	8	5,823	25	5,849
NEIGHBORHOOD 3	3,074	2,988	4	82	7,901	237	8,138
NEIGHBORHOOD 4	4,956	2,896	0	2,060	7,974	4,970	12,945
NEIGHBORHOOD 5	4,161	4,143	5	13	10,685	40	10,725
NEIGHBORHOOD 6	1,704	1,701	3	0	4,238	0	4,238
OVERALL CITY TOTALS	22,065	19,317	58	2,690	49,500	6,360	55,861

APPROVED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	APARTMENTS	**OTHER RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,315	740	3,845	2	5,902
NEIGHBORHOOD 2	600	480	1,188		2,268
NEIGHBORHOOD 3	142	1,854	1,078		3,074
NEIGHBORHOOD 4	1,616	1,296	1,765	279	4,956
NEIGHBORHOOD 5	830	1,240	2,091		4,161
NEIGHBORHOOD 6	3	755	946		1,704
OVERALL CITY TOTALS	4,506	6,365	10,913	281	22,065

COMPLETED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	APARTMENTS	**OTHER RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,276	710	3,344	2	5,332
NEIGHBORHOOD 2	592	480	1,185	0	2,257
NEIGHBORHOOD 3	142	1,772	1,074	0	2,988
NEIGHBORHOOD 4	1,111	906	836	43	2,896
NEIGHBORHOOD 5	820	1,237	2,086	0	4,143
NEIGHBORHOOD 6	3	755	943	0	1,701
OVERALL CITY TOTALS	3,944	5,860	9,468	45	19,317

HOUSING TYPE BY PERCENTAGE

TYPE OF DWELLING UNIT	APPROVED TOTAL UNITS	PERCENT OF UNIT TOTAL	CURRENT DWELLING UNITS	PERCENT OF CURRENT	FUTURE DWELLING UNITS	PERCENT OF FUTURE TOTAL
SINGLE FAMILY UNITS	4,506	20.4%	3,944	20.4%	562	20.3%
TOWNHOUSE UNITS	6,365	28.8%	5,860	30.3%	505	18.3%
APARTMENT UNITS	10,913	49.5%	9,468	49.0%	1,445	52.3%
OTHER	281	1.3%	45	0.2%	251	9.1%
OVERALL CITY TOTALS	22,065	100.0%	19,317	100.0%	2,763	100.0%

Footnotes

* Dwelling units, such as an apartment, currently used for non-residential, e.g. office or storage

** Category of "other" referring to Urban Cottages or institution